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OPEN SPACE ELEMENT

Thousand Oaks General Plan




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CITY OF THOUSAND OAKS

OPEN SPACE ELEMENT

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OPEN SPACE ELEMENT

PREFACE

From the inception of the General Plan process in Thousand Oaks, open space preservation has been one of the most important planning issues. The community-wide Attitude Survey conducted by the City's consultants in 1968 revealed that open space was (1) a major factor for people locating in the Conejo Valley; and (2) overwhelmingly desired to be preserved in perpetuity. Based upon this response and realizing that development pressures were already encroaching on desirable open space areas, the General (Development) Plan was designed and adopted with an extensive Open Space System.

The City Council recognized immediately that implementation of the open space system would be one of the most important and controversial issues of the ensuing General Plan Implementation Program. Therefore, two special Planning Commission sub-committees were organized to investigate potential open space implementation measures. The first committee was assigned the task of developing some means of preserving the hillside areas of the Conejo Valley which are such a dominant factor of the spacious and attractive quality of the area. The second committee was to investigate and enumerate the alternative methods by which all types of open space lands could be preserved or acquired. This committee, also more finitely identified potential open space lands than did the Land Use Element of the General Plan. The data and find-

ings of these two committees form the nucleus of this Open Space Element.

Although the City had already recognized the fact that the preservation of open space land was one of the most vital issues facing communities, the California Legislature made it official in 1970 by requiring the inclusion of an Open Space Element in all City and County General Plans by July 1, 1972. To assure that these elements were to be meaningful, the Legislature further required that an Open Space Zoning Ordinance be adopted by January 1, 1973, to facilitate implementation of the Open Space Elements.

The Open Space Element has been designed to fulfill both of these requirements in a thorough and comprehensive manner. In addition, the Conservation Element of the General Plan has been developed concurrent to this study, drawing upon much of the data compiled for this Element. This Element has also been carefully coordinated with the work of the Ventura County Association of Governments (VCAG) to assure compatibility with the County-wide Open Space Element, as well as with the Interim Open Space Element of the Southern California Regional Development Guide prepared by the Southern California Association of Governments (SCAG).

THE GENERAL PLAN OPEN SPACE SYSTEM

At the onset of the General Plan process, the one-hundred member Policy Advisory Committee adopted eight goals to guide the development of the General Plan. Three of these goals are directly related to the Open Space Element:

1. To enhance and preserve the spaciousness and attractiveness of the Conejo Valley in accommodating future growth;
2. To provide a permanent park and recreational system of sufficient size and quality to adequately serve the Valley's future needs and consonant with rising expectations of the community;
3. To provide a high quality environment that at all times is healthful and pleasing to the senses of man and to understand the relationship between the maintenance of ecological systems and the general welfare of the people of the Conejo Valley.

The Open Space System delineated by the General Plan includes existing parks, committed park lands, future parks for both active and passive recreation, golf courses, hillside areas to remain in private ownership, and a system of equestrian and hiking trails linking sections of the Planning Area with each other and with the National

Scenic Trail System. The system was designed to achieve four objectives:

1. To preserve the natural and scenic beauty of the Conejo Valley;
2. To preserve natural and man-made landmarks;
3. To direct and control urban development; and
4. To provide a source to meet future recreational needs of the increasing population.

Open land is critically important to preserve and enhance the Conejo Valley's unique beauty and spaciousness. However, only a small proportion of the Open Space System is recommended for acquisition by public agencies. The great majority of the land will remain in private ownership, subject to local regulations governing land uses and developments. In this regard, the City has adopted several amendments to the Municipal Code to assure appropriate control over intensity of use and to establish suitable standards for hillside development.

The Open Space Element is designed to augment the Open Space System currently incorporated in the Land Use Element of the General Plan by analyzing the functions of open space, further delineating desirable open space areas and setting forth a comprehensive and realistic implementation program to preserve the spacious quality of the Conejo Valley.

THE ROLES AND FUNCTIONS OF OPEN SPACE

Open space can play numerous roles in the development of any community. In certain areas, some of the roles of open space are more important than in others. For example, in the Oxnard Plain area of Ventura County, the most important role of open space would be agricultural preserves, whereas, in the Conejo Valley, such a role would be considered inapplicable. In Thousand Oaks, open space serves three valuable roles in community development: biological, psychological and urbanization control.

Biological

Open space can assist in the preservation of nature's ecological balance. The natural environment fulfills indispensable roles of providing for the function of air and water management; vast open areas also provide space for air recharge and conservation of water shed, thereby reducing soil erosion and floods. The ecological processes, which are essential to the well-being of man and other animals, would be maintained by preserving open space areas.

Psychological

Open space contributes to mental and physical well-being and provides aesthetic and inspirational satisfaction. Outdoor passive spaces, including green grass, plants, flowers, etc., effectively provide a buffer of amenities which enable people

to obtain relief from the conditions of the urban environment. Such open space provides breathing space - a space in which to relax and be free from disturbing noise and unpleasant odors.

Urbanization Control

Open space can be used for controlling and timing developments, as well as controlling and separating conflicting types of developments. It can aid in establishing attractive community design and community identity and can be used for creating a visually pleasant landscape.

From the above determination of the roles that open space can play in the development of the Thousand Oaks Planning Area, the functions of open space can be identified. For the Conejo Valley, open space preservation will serve the following functions:

1. Open Space for managed resource Production:

Specifically, lands for water supply, including ground water recharge areas and watershed areas.

2. Open space for preservation of natural and human resources:

Including dominant geological features and historical, cultural and archeological sites.

3. Open space for public health, welfare and well-being:

This is the most comprehensive of the functions covering the following aspects:

- A. Land to protect the quality of ground water;
- B. Open space for refuse disposal purposes;
- C. Open areas to improve and maintain air shed quality;
- D. Areas for active and passive recreation;
- E. Areas for recreational travel (trails and scenic highways); and
- F. Areas to provide visual amenities

4. Open space for public safety:

Including flood plains, drainage channels, unstable soils areas and fire hazard zones

5. Open space to shape and guide development:

A major determinate of urban form.

Several of the more specific aspects of the above functions are, or will be, covered in detail in the Recreation, Seismic Safety or Conservation Elements of the General Plan. This Element is directed specifically at only the open space qualities of each, however, careful correlation of these various Elements has been attempted to assure that all ramifications of these functions are adequately investigated.

IDENTIFICATION OF OPEN SPACE AREAS

Relating to the functions of open space enumerated above, specific open space features of the Conejo Valley can be identified and categorized for each function. Such features include, but are not limited to, the following:

1. Open space for managed resource production:
 - A. Hill Canyon Sewage Treatment Plan area -
to be incorporated into a park, to
preserve ecological and cultural
characteristics; and
 - B. Barranca outlet from Lake Sherwood to
maintain the natural hydrological
balance of the area.
2. Open space for preservation of natural and human
resources
 - A. Dominant rock outcroppings
 - B. Oak groves
 - C. Historical, cultural and archeological
sites
 - a. Indian Chieftain Face
 - b. Sleeping Maiden
 - c. Bony Mountain
 - d. Skeleton Canyon
 - e. Norwegian Grade
 - f. Stagecoach Inn Area
 - g. All archeological sites

3. Open space for public health, welfare and well-being
 - A. All existing public recreation areas
 - B. Potential pedestrian walkway along portions of the Arroyo Conejo with entrances from Thousand Oaks Boulevard.
 - C. All existing and future private recreation facilities including golf courses
 - D. Flood channels, possibly utilized for bicycling, horseback riding, and hiking trails, where appropriate
 - E. All hillside areas above 25 percent slope
 - F. Dominant vistas
 - a. Mountain range south of U. S. Highway 101
 - b. Hills north of U.S. Highway 101
 - c. Hill Canyon slopes
 - d. Mountains north of C.L.C.
 - e. Hills south of Lake Bard
 - G. Aesthetic natural features, parkways, and landscape treatments along major and secondary highways
 - H. Potential scenic highways
 - a. Westlake Boulevard north of Thousand Oaks Boulevard
 - b. Kanan Road

- c. Easterly and westerly extension of
Avenida de Los Arboles
 - d. Lakeview Canyon Road north of Thousand
Oaks Boulevard
 - e. Moorpark Road north of Olsen Road
(Norwegian Grade)
- 4. Open space for public safety (specific areas relating
to this function will be analyzed and designated in the
Seismic Safety and Conservation Elements of the General
Plan)
- 5. Open space to shape and guide development
 - A. "Dream Park" located at Janss Road and
Route 23 Freeway
 - B. Perimeter of open space to surround
urbanization
 - C. Major intersections at principle
entrance to the City
 - D. Reserve lands for accommodating long-
range urbanization demands
 - E. Greenbelt access between the Thousand
Oaks Civic Center complex and the
Conejo Community Park.
 - F. Greenway strip between shopping center
areas and freeways
 - G. Preservation of Potrero Canyon as a
scenic corridor

These specific areas, in addition to the existing Open Space System delineated in the Land Use Element of the General Plan, comprise the more comprehensive Open Space System proposed in this Element. Furthermore, new active recreation neighborhood parks will be added to this system under the Quimby Act provisions already adopted by the City. This Open Space System is shown in graphic form on Figure 1, the Open Space Element Map.

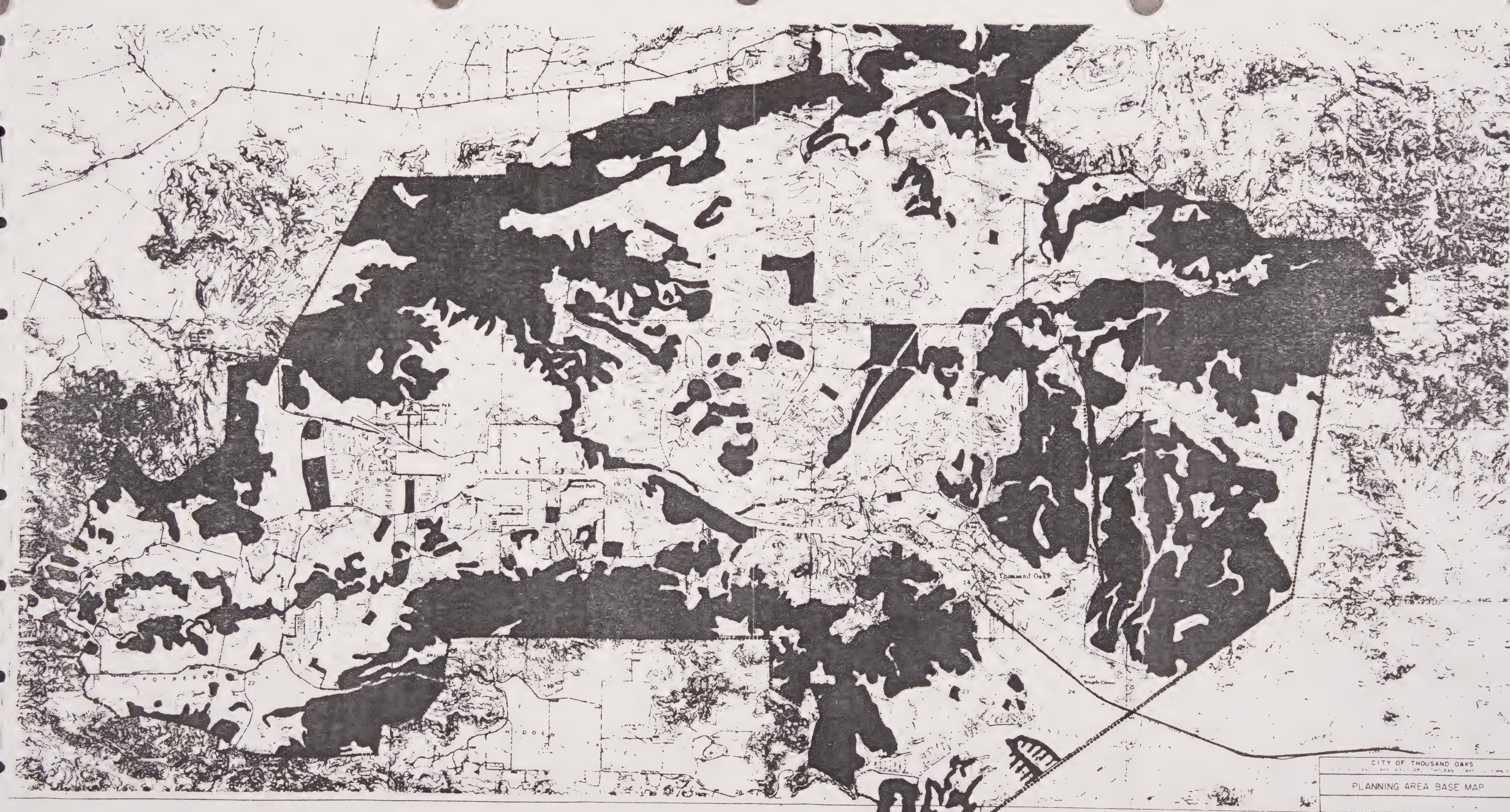
CLASSIFICATION AND PRIORITIES

For purposes of analysis and setting priorities for the Open Space Action Program, the elements of the Open Space System enumerated above have been classified into three categories based upon the degree of permanency that can be anticipated for each. The categories are: (1) permanent; (2) semi-permanent; and (3) transitional open space.

1. Permanent Open Space

Permanent open space lands are those that have been or should be acquired by, or dedicated to, any public or private agency for the sole purpose of open space or recreational use. In the Conejo Valley, these may include, but not limited to, the following:

- A. State-owned and/or administered open space or recreation lands
- B. Parklands administered by the Ventura County Parks and Recreation Department, and open space lands owned and administered by Ventura County.
- C. Parklands, golf courses, and open space recreational areas owned and administered by the City.
- D. Conejo Recreation and Park District land holdings.
- E. Athletic fields and recreational lands owned and administered by the Valley



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OPEN SPACE SYSTEM

Oaks Union School District, the Timber School District, and the Oxnard Union High School District.

- F. Critical reservoir and watershed lands to be derived from the Conservation Element.
- G. Wildlife refuges and game preserves if any are designated in the future.
- H. Scenic routes and corridors

2. Semi-Permanent Open Space

Semi-permanent open space lands are those areas where definite development constraints exist which for all intents and purposes, will preserve these lands in their natural state. Because of these constraints, it will not be necessary for public agencies to acquire these lands for open space preservation purposes. This category includes:

- A. Hillside areas with a natural slope of 10 percent or greater. This will constitute the bulk of the total Open Space System in the Conejo Valley.
- B. Land in 50 year flood plains. This land is in both public and private ownership and will most likely remain undeveloped due to potential hazards unless extensive flood control measures are developed.

C. Land in contracted agricultural preserves.

Although very limited amounts of agriculture is conducted within the City limits of Thousand Oaks, potential agricultural preserves do exist in the unincorporated portions of the Conejo Valley.

D. Land outside the projected urban form for the year 1985. These lands will probably remain as open space due to minimal urbanization pressures.

3. Transitional Open Space

Transitional open space lands include all land currently undeveloped without serious development constraints, and which do not meet the above criteria for permanent or semi-permanent classifications, but is located within the projected urbanization pattern for the Conejo Valley. Also, temporary open space and recreational lands on private property are part of this category. These would include Little League ball fields, privately owned golf courses, etc., which are not planned to remain in these uses in perpetuity. Such uses are encouraged by the City to remain in recreational uses for as long as is feasible. It is in this category that some of the most desirable elements of the Open Space System are presently located. Therefore, the primary efforts of an Open Space Action

Program should be directed toward this category.

Using these three categories, an inventory of existing open space lands is shown in Figure 2, Open Space Inventory.

Priorities

After classifying open space lands by degree of permanency and analyzing each element of the Open Space System as to its potential open space function, priorities for implementation action can be established for each classification. Evaluations have been based upon development, economic and political pressures affecting each element of the system. The following project priorities have been determined from this analysis:

1. Permanent Open Space

- Guarantee permanent status of existing private golf courses in the Conejo Valley.
- Acquire the land for the "Dream Park" sports center located at Janiss Road and the Route 23 Freeway.
- Provide a greenbelt park connection between the Civic Center Complex and the Conejo Community Park.
- Conserve the Hill Canyon area in its natural state.

2. Semi-Permanent Open Space

- Enforce the Hillside Development Criteria to preserve the bulk of the open space in the Conejo Valley.

- Assure preservation of the Arroyo Conejo in its natural state westerly of Moorpark Road and into the Wildwood Regional Park.
- Preserve the oak groves and natural amenities in the Skeleton Canyon area.

3. Transitional Open Space

- Preserve all natural oak groves in developable valleys and canyons.
- Establish greenbelt system along the Arroyo Conejo from the Civic Center Complex easterly to Duesenberg Drive.
- Discourage "step-out" development that absorbs open land before actual demand exists.



- PERMANENT OPEN SPACE
- ▨ SEMI-PERMANENT OPEN SPACE
- ▤ TRANSITIONAL OPEN SPACE

THOUSAND OAKS OPEN SPACE INVENTORY

IMPLEMENTATION TOOLS:

Identification of a desirable open space system is meaningless unless applicable implementation measures are available to public agencies and a realistic action program to effectively use these measures is initiated. The Open Space System identified in this Element will demand utilization of a broad range of implementation techniques. The best technique for each area will differ depending on the type and location of the open space to be preserved.

Federal, State, Regional and local governments have begun to address the problem of open space preservation with the development of a variety of programs for this purpose. Those programs applicable for the Thousand Oaks Open Space System are summarized below.

Federal Government Programs

Federal programs are generally in the form of available grants to County and local governments for acquisition of various types of open space lands. In the Conejo Valley, the following programs could be utilized.

Department of Housing and Urban Development

Open Space Land Program (Legacy of Parks)

Title IV of the Housing and Urban Development Act of 1970, provides for project grants not to exceed 75% of the total cost of acqui-

sition and development of open space land in urban areas. In addition, the program provides grants for up to 75% of the cost for acquiring interest in undeveloped or predominantly undeveloped land which has special significance in helping to shape economic and desirable patterns of urban growth.

This program emphasizes urban problem areas and the guiding of urban form. Acquisitions can be of less than fee interest under certain circumstances. If acquisition is in a developed area and structures involved, demolition and clearance costs are eligible for funding.

Space acquired must remain under public control in perpetuity and must be available to the general public without discrimination.

Neighborhood Development Program

Redevelopment projects under this program are eligible for 66-2/3% Federal funding and the local 33-1/3% share may include non-cash credits for existing public properties within the project limits, portions of related public projects outside the project limits yet affecting the project, street improvements within the project, etc.

Open space within redevelopment projects can be acquired and improved as part of the total project cost provided it relates to the housing included in the redevelopment project.

The program requires the establishment of a local public agency to administer the redevelopment projects.

This program is only effective in acquiring open space in deteriorating neighborhoods since the open space must be part of a redevelopment project. Its most effective use could be to provide open space in areas which were "passed over" in the early unplanned growth of cities.

Department of the Interior

Bureau of Outdoor Recreation

The Land and Water Conservation Act of 1965 provides financial assistance to cities and counties for acquisition and development of outdoor recreation needs. The 50% funding is a reimbursement after the completion of an accepted project. The local agency actually must pay out 100% before receiving reimbursement.

This program reflects concern for conservation of natural areas for public use. Emphasis at present is on ocean frontage access and development, but outstanding nature areas could be eligible.

The funding program is administered by the State Resources Agency, Department of Parks and Recreation. The State allocated 45% of the available funds to local projects, retains 45%

for State projects and holds 10% in a special State Contingency Fund for high priority projects.

This program is most effective in retaining natural areas in open space. Projects which have a high potential for approval would include ocean frontage, lagoons, bays or estuaries; access to and frontage on reservoirs; and projects having an element of natural beauty as its main attraction.

The Contingency Fund can be called upon for aid in acquiring and developing bicycle, hiking and riding trails in cities.

The open space acquisition would be permanent in nature.

State Government Programs

Until this year, the State of California's open space efforts have been generally limited to special commission reports, mandates to County and local governments to include open space planning in their operations and the passage of specific enabling legislation for open space preservation such as the following:

Government Code, Chapter 12
Purchase of Interest and Rights in
Real Property
Sections 6950 - 6954. Preservation
of Open Space For Public Use and
Enjoyment

This original enabling legislation reflected the

concern about the encroachment upon or elimination of open space areas which have aesthetic or scenic values. It states that it is in the public interest of the people of the State for any county or city to expend or advance public funds to acquire the necessary interests in real property to conserve open spaces within their jurisdictions and authorizes such use of public funds.

It enables acquisition by purchase, gift, grant, bequest, devise, lease or otherwise, the fee or lesser interest, development right, easement, covenant or other contractual right necessary to achieve the purpose. The conveying or leasing of property back to the original owner or other persons under covenants which will limit future use to open space purposes is also authorized.

Further provisions in Section 421 of the Revenue and Taxation Code provides for a specific assessment method for properties controlled for open space purposes which is based on its use for this purpose and not on the valuation of surrounding lands available for other purposes.

This is the original basic enabling legislation which was necessary to give local government the authority to expend public funds in implementing open space programs.

California Land Conservation Act of 1965
or the Williamson Act
Sections 51200 - 51295 Government Code

This enabling legislation describes the conditions under which local government can enter into contracts and agreements with owners of land, presently in agricultural or other open space use, to form "agricultural preserves". The contracts give some tax relief and/or payments to the owners over the period of the contract and ensures continued agricultural use of the land through that period.

Initial contracts must be for a period of not less than ten years and on each anniversary date is automatically renewed for one year unless notice of non-renewal is given by either party.

Cancellation by owner is possible, though with some penalty, and local government may elect not to renew. These elements tend to place open space preserved land under this legislation in the semi-permanent category.

This legislation could be an effective tool in controlling urban growth within a municipality's planning area. It should be carefully analyzed, however, because certain restrictions on the land while in the agricultural preserve could delay other desirable

action until the contract has run its course.

Co-operation between cities and between counties and cities is vital and necessary for the most effective results.

The Quimby Act 1965
Section 11546 Government Code

The legislation permits local government, by ordinance, to require the dedication of land, the payment of fees, or a combination of both for park and recreational purposes as a condition of approval of a final subdivision map.

It requires the land or fees only be used for providing park-recreation facilities to serve the subdivision involved. It also requires that the ordinance include definite standards for determination of the dedication and/or fees.

The League of California Cities has developed a recommended ordinance complete with formulae designed to implement this section of the Government Code.

This legislation, as written, appears to be inequitable in that it limits any contribution from new residential construction to subdivisions, while apartments on an adjacent lot may not be assessed.

Other problems have arisen, such as determining the value of the dedicated land as related to the value of the subdivided land, limiting the use of fees collected to "reasonable" relationship to the

use of the facilities by future inhabitants of the subdivision, and the cumbersome nature of the formulae.

It could be used to provide neighborhood open space but should be carefully studied in each case to gain the most effective use of funds or land.

In the face of this, some cities have adopted a park and recreation acquisition and development fee which would assess all new residential construction at the time of approval for construction. These fees may be based on the number of bedrooms in a dwelling unit and, therefore, be more relative to the number of people.

Streets and Highways Code
Section 104.15

This section authorizes the Department of Public Works, Division of Highways, to lease certain unused public land adjacent to State highway or public work or improvement to local governments for park purposes according to certain conditions prescribed by the California Highway Commission. The leased area cannot exceed 200 feet from the closest boundary of the State highway, public work or improvement and the use and development must preserve the view, appearance, light and

usefulness of the highway or public work.

Leases are nominal and may be as long as 50 years in term; however, in some cases, the State may require all or part of the leased parcel be returned to highway or public use purposes upon 180 days notice. Local government may be entitled to severance and reimbursement for value of improvement depending on circumstances.

Local governments should inventory all unused State lands under control of the Department of Public Works within its planning area to determine its desirability for park or open space use.

Careful evaluation should be made as to the potential of reversion to public works use. A lease should not be secured unless the term is reasonably long and is of sufficient size to be used for park purposes or effective landscaped open space.

Pending State Legislation

During the present (1972) session of the State Legislature, a comprehensive package of legislation to establish a "State Open Space and Resources Conservation Program" has been introduced. This "package" would set forth a State open space policy, require the preparation and implementation of a "State Open Space and Resources Conservation Plan", identify high priority open space

areas for immediate acquisitions and, most importantly, establish a "State Open Space and Resources Conservation Fund". This effort is a milestone in State leadership in the open space conservation field.

Passage of this legislative package, AB-2135 through AB-2140, would not only bring the State into an active role in open space preservation but would also give county and local governments the added incentive to complete and seriously go about implementing their mandatory open space elements through more comprehensive enabling legislation and a great potential for more funds for open space acquisition.

Regional Programs

Regional governments and co-ordinating agencies play an important role in open space preservation planning in two respects. First, open space does not end at City boundaries; therefore, these agencies have the important role of co-ordinating region-wide open space systems. The Thousand Oaks Open Space System has been co-ordinated with two such agencies to assure comprehensive design and analysis. These are the Southern California Association of Governments (SCAG) and the Ventura County Association of Governments (VCAG).

The second important role in open space planning that regional governments play is that of a clearing house for Federal funding requests. For Thousand Oaks, this agency is SCAG. This underscores the necessity for co-ordination of the City's Open Space Element with SCAG's "Regional Development Guide".

Although regional agencies can not pass enabling legislation or directly fund open space implementation programs, they are valuable to such programs by establishing regional open space preservation policies and guidelines to assure that whole regions have the potential for comprehensive open space preservation.

Local Government Programs

In the final analysis, it is the local government agencies which have the ultimate responsibility of implementation of open space preservation plans. Through careful planning, by taking full advantage of enabling legislation, and by carefully programming funding programs and grant requests, local governments can effectively implement their open space plans.

There are five basic methods of accomplishing this task:

1. Acquisition of Fee Title of Land
2. Acquisition of Less Than Fee Title of Land
3. Regulation
4. Preferential Tax Assessments
5. Private Investment

All five of these methods can be, or already have been, utilized by the City of Thousand Oaks to implement the Open Space System of the General Plan. The specifics of each method applicable to the local situation can be characterized as follows:

1. Acquisition of Fee Title of Land
(Eminent domain required to be effective)
 - A. Purchase
 - a. Purchase with life tenancy
 - b. Lease purchase
 - c. Excess condemnation (or purchase)
 - B. Gift, with life tenancy
 - C. Trade, also public land transfer
 - D. Tax foreclosure
 - E. Street closing
 - F. Redevelopment process
 - G. Dedication
 - H. Private purchase or ownership by foundation, conservation groups, trusts, etc.
2. Acquisition of Less Than Fee Title of Land
(By purchase or gift - eminent domain required to be effective)

- A. Conservation easements
 - B. Development rights
 - C. Scenic easements
 - D. Purchase and resale without certain rights
 - E. Compensable regulations (combined with zoning)
3. Regulation
- A. Zoning Ordinance
 - a. Conservation Zoning
 - b. Hillside Planned Development Zoning
 - c. Public Land Zoning
 - d. RPD open space requirements for cluster development
 - B. Subdivision Ordinances
 - a. Large lot design
 - b. Mandatory land dedication or contribution for recreation purposes (Quimby Act)
 - C. Other Ordinances and Procedures
 - a. Development Permit Procedure
 - b. Oak Tree Preservation Ordinance
 - c. Landscape Criteria
4. Preferential Tax Assessments
- A. Land Conservation Act Contract (Williamson Act)
 - B. State Designated Land Uses
 - C. Tax Concession to Encourage Gifts
5. Private Investment to Enhance Private Property
- A. Private Restrictive Covenants
 - B. Development Sales Incentives

- a. Lakes
 - b. Golf Courses
 - c. Tennis Clubs
 - d. Equestrian Centers and Trails
- C. Personal pride in appearance of private property.

The open space implementation techniques listed above can each be utilized for several types of open space lands to be preserved and for various degrees of open space control. For example, acquisition of fee title allows high degree of control and is recommended when desirable open space areas are in danger of development for other than open space use, and other implementation techniques will not be adequate to preserve its open space quality. Table 1, indicates how the various implementation techniques may be used for specific types of open space lands.

OPEN SPACE
IMPLEMENTATION TECHNIQUES

TABLE I

		Open Space For Managed Resource Production	Open Space For Preser- vation of Natural and Human Resources	Open Space For Public Health, Welfare, and Well-Being	Open Space For Public Safety	Open Space to Shape and Guide Development	Recreation
I.	Acquisition of Fee						
	A. Purchase	X	X	X		X	X
	B. Donation or Gift	X	X	X		X	X
	C. Tax Foreclosures		X	X		X	X
	D. Trade	X	X	X		X	X
II.	Acquisition of Less Than Fee						
	A. Easement	X	X	X	X	X	X
	B. Leases	X		X		X	X
	C. Rights of Entry	X		X		X	
	D. Covenants Deed Restrictions	X	X	X	X	X	
	E. Other Development Rights	X		X			
III.	Regulation						
	A. Zoning	X	X	X	X	X	
	B. Subdivision Ordi- nances requiring land dedication			X		X	X
	C. Permit Procedures		X	X		X	X
IV.	Preferential Tax Assessment						
	A. Contracts or Agreements	X	X	X		X	
	B. State Designated Land Uses		X	X		X	X
V.	Private Investments To Enhance Private Property			X		X	X

IMPLEMENTATION TECHNIQUES PRESENTLY IN USE

The City of Thousand Oaks has taken full advantage of State enabling legislation to develop positive regulatory ordinances and policies for open space preservation. These measures would be classified under the "Regulation" category of implementation techniques listed above. It is in this category that cities can make the most positive progress towards achieving the goal of preserving open space and keeping it in private ownership. Realizing that open space preservation is the most pressing issue facing the City of Thousand Oaks, the City Council has very wisely enacted the following open space implementation techniques.

Hillside Planned Development (H-P-D) Zone

Probably the single most important implementation factor of the entire General Plan, the "H-P-D Ordinance" effectively preserves the hillside areas as open space lands while allowing very low density residential use of the land. Therefore, the most dominant element of the Open Space System is effectively preserved, yet will remain in private ownership. This is accomplished through the use of stringent development controls built into the ordinance, including mandatory open space preservation based on the average percent of slope, aesthetically designed grading controls, and special street standards.

Public Land (P-L) Zone

The Public Land Zone is to be applied to all properties owned by or administered by the City, the Conejo Recreation and Park District, the school districts and public utility companies. This zone insures that once land is used for public purposes it will remain in that status for some time. Of course, all lands acquired or dedicated for open space purposes will be classified "Public Land".

Park Dedication Ordinance (Quimby Act)

The Subdivision Ordinance was amended in 1971 to include the Quimby Act provisions allowed by the State Government Code. This Ordinance makes it mandatory for developers to dedicate land, or a cash equivalent, for recreational purposes within any new residential subdivision. This will provide the majority of all future neighborhood parklands to be administered by the Conejo Recreation and Park District.

Development Permit Procedures

For cluster residential developments, the Residential Planned Development (R-P-D) Ordinance requires that recreational and open space needs of the inhabitants of each development be met within the limits of the project boundaries.

Therefore, carefully planned and executed site planning techniques become necessary. In addition to the R-P-D Ordinance criteria, the City has also adopted an Oak Tree Preservation Ordinance which prohibits the removing or damaging of any live oak trees in the City without a permit, which is very difficult to obtain. This too mandates extensive site planning on the part of the developer. Also, the City has adopted extensive landscape criteria by which all developments in the City, no matter what land use, must comply.

Recreation Element of the General Plan

The City, in cooperation with the Conejo Recreation and Park District, adopted a Recreation Element to the General Plan which outlined specific goals, policies and proposals for active recreation facilities within the Conejo Valley. This Element augments the Open Space Element in guiding the effectuation of the Open Space System.

Hiking and Equestrian Trail System

The General Plan included a comprehensive hiking and equestrian trail system when adopted and efforts are currently underway to implement this system.

Cost/Benefit Analysis

The City of Thousand Oaks and the Conejo Recreation and Park District have contracted with an economic consultant firm to prepare an objective Cost/Benefit Analysis of the Thousand Oaks Open Space System. It is hoped that this analysis will provide an insight into how to use the numerous implementation techniques, when to use them, and what long-range economic ramifications the Open Space System will have on the City, local taxing agencies, and the public.

CONCLUSIONS

Although, the City of Thousand Oaks has made relatively significant progress in the field of open space preservation, the program has really just begun. Ever-increasing development pressures on the City's open space areas will magnify the problem of preservation each year. To meet this challenge, the City must make a commitment to make full use of any implementation techniques available to its.

The City has in fact already adopted a rather comprehensive Open Space Zoning Ordinance, including several specific zones for preserving various types of open space lands, and Quimby Act provisions in the Subdivision Ordinance. To this should be added the Land Conservation Act (Williamson Act) provisions as outlined previously. Also, the Conservation and Recreation Elements of the General Plan will complement and augment this Open Space Element to establish the framework and guidelines for effective open space preservation.

The Cost/Benefit Analysis hopefully will provide the direction of how to best utilize our present, and potential implementation techniques to preserve the Open Space System proposed in this Element. The conclusions and recommendations of that analysis should be carefully reviewed and adhered to.

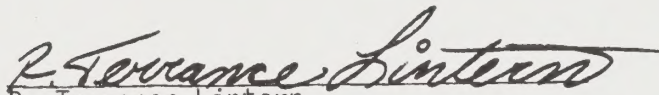
Finally, the most important aspect of open space preservation that the City has to work with is the Conejo Valley itself. The

natural features that play such a dominant role in creating the spacious and attractive quality of the area provide the incentive to do all possible for their preservation. To this end, it shall be the official policy of the City Council of the City of Thousand Oaks to:

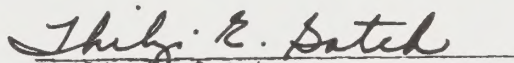
1. Continue an on-going program of environmental research and identification of open space lands.
2. Review the findings and conclusions of the Open Space Cost/Benefit Analysis to determine the feasibility of acquisition of certain highly desirable open space areas in danger of being lost to development pressure.
3. Take full advantage of all regulatory open space implementation techniques, whenever and wherever the opportunity avails itself to the City.
4. Adopt new implementation techniques as they become available through new enabling legislation or other methods.
5. Encourage and support Federal, State, Regional, County and special district open space legislation, planning and implementation efforts; and closely coordinate efforts with these agencies to achieve a most desirable and comprehensive Open Space System.

These comprehensive Open Space Preservation Policies shall be the guidelines by which the implementation of the Thousand Oaks Open Space System will be directed. Thousand Oaks has the open space to preserve and the techniques for such preservation are available. What is needed now is the commitment by the City, citizens and local organizations to draw upon all available resources for this effort.

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